

CITY OF HAYWARD
AGENDA REPORT

AGENDA DATE 10/01/02
AGENDA ITEM 5
WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Community and Economic Development

SUBJECT: Blue Rock Country Club - Hayward 1900, Applicant

(1) Blue Rock Design Guidelines and

(2) Consideration of Design Guidelines Specific to Custom Homes

RECOMMENDATION:

It is recommended that the City Council adopt the attached Resolutions approving:

- (1) Blue Rock Design Guidelines with recommended addendum and additional design guidelines gleaned from the "Ruby Hills Architectural Design Guidelines," and
- (2) The development Blue Rock Country Club design guidelines specific to custom homes in order to allow administrative approval of custom lot development

DISCUSSION:

On September 10, 2002, the City Council approved the Precise Plan, Vesting Tentative Map, and the Addendum for the Blue Rock Country Club. City Council voted to delay consideration of design guidelines to a later date so as to provide more time for City Council to review them and to allow time for staff to review the design guidelines for other country club developments. The issue of allowing specific design guidelines for custom homes was also deferred to a later meeting.

Design Guidelines for Blue Rock Country Club

Some of the Conditions of approval (Exhibit A) adopted in 1998 with the Preliminary Plan provide specific guidelines for the development of homes within the Blue Rock Country Club. With the Precise Plan, the applicant was required to submit guidelines for the development of the Blue Rock Country Club. These Guidelines address site planning, architectural standards and guidelines, landscape guidelines, and golf course guidelines. Staff had reviewed these Guidelines and suggested changes as reflected in Condition 6 of the "Addendum to Conditions of Approval" (Exhibit B). In addition, the development is required to meet the requirements of the Zoning Ordinance and City of Hayward Design Guidelines unless specifically exempted. In that regard, the applicant is seeking to allow 46

percent of the homes to have a garage width that is at least 65 percent of the width of the front of the structure. Staff recommends that this request be denied.

As suggested by City Council, staff reviewed the "Architectural Design Guidelines" for the Ruby Hill development in Pleasanton. The major differences between the Blue Rock Country Club and the Ruby Hill developments are the size of the lots and the topography. Only about 10 percent of the Blue Rock Country Club lots are over 12,000 square feet (0.27 acre), whereas the Ruby Hill lots are much larger. (Ruby Hills has separate requirements for lots less than 30,000 square feet and those over 30,000 square feet.) Many of the Blue Rock parcels will be steeply sloped, limiting the developable area, and Ruby Hill parcels are not on steep slopes.

With regard to setbacks, with the exception of Village C, the Zoning Ordinance setback requirements apply to the Blue Rock Country Club development. For example, the Zoning Ordinance requires minimum 20-foot front and rear yards, and side yards must be at least 10 percent of the lot width. Detached accessory structures are allowed within rear yards. By contrast, Ruby Hill setback requirements call for 45-foot front yard setbacks (60 feet on main thoroughfare) and 30-foot rear yard setbacks. These setbacks would be difficult to achieve in the Blue Rock Country Club development where many of the lots are only 125 feet deep and the back portion of the lots are steep slopes.

Ruby Hills Architectural Design Guidelines require at least a three-car garage for each custom home, and four-car garages are recommended when the residence contains four bedrooms or more. They also prohibit two-car garages that face the street. However, for three-car garages, one of the garages may face the street. Garages that do not face the street can be designed using curved driveways to provide access to the garage from its side. Another option is to provide a porte cochere on the side of the house through which one would drive to gain access to a garage at the rear of the property. Within the Blue Rock Country Club development, this approach to garage design would work only on the larger lots that are not constrained by slopes within the rear yards. Also, a requirement that would prohibit garages from facing the street would limit the variety of options with regard to how projects are viewed from the street. Due to the limited size and terrain of many of the lots, the applicant for Blue Rock Country Club is requesting that they be able to construct three-car garages that face the street and exceed the City's requirement that garages not exceed 50 percent of the frontage of the building.

The Ruby Hills Architectural Design Guidelines are more detailed than the proposed Blue Rock Country Club Design Guidelines. For example, one of the Ruby Hills guidelines calls for roof vents to be painted to match the roof color and be positioned behind the roof crown. Stucco over foam trim and Masonite siding, popular building applications in most communities, are prohibited in Ruby Hills.

With regard to landscaping, native plantings are required on the perimeter of the Blue Rock Country Club development to tie into the surrounding open space. The native planting theme is not proposed to be carried out within the interior of the project. However, the Ruby Hills Architectural Design Guidelines encourage landscaping throughout the development that is dominated by oaks and sycamores that will tie into the native character of the region. There is even a selected plant list from which to choose plants. Some plants are prohibited, including palms, eucalyptus, acacias, and pines, junipers and pampas grass.

Those aspects of the Ruby Hills Architectural Design Guidelines which staff believes would benefit all development in the Blue Rock Country Club are excerpted and listed below for Council's consideration:

1. Where feasible, some of the garages should not face the street.
2. Fences should be prohibited within front yard setback areas.
3. Fencing visible from the street, the golf course or open space must be landscaped to avoid long stretches of bare fences or walls.
4. The design of accessory structures must be compatible with the architecture of the home, including material and color selections.
5. Roof forms should be well organized and demonstrate the same character on all sides of the residence.
6. All roof structures such as attic vents, plumbing vents, gutters, etc., shall be painted to match the roof colors and be positioned behind the roof crown.
7. A raised deck and its supports should incorporate materials which relate to the residence such as brick, stucco or stone. If wood posts are used, they should be a minimum of 6 inches by 8 inches with base and capital detailing.
8. Masonry or stone facing used as a veneer material on the front of a residence should return around a corner to a logical point of termination such as an inside corner.
9. Artificial/synthetic stonework or masonry is prohibited.
10. Palm, Eucalyptus and Cypress trees are prohibited.

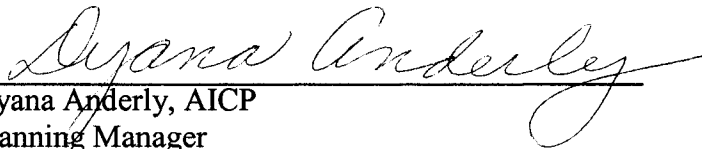
Design Guidelines for Custom Lots

The applicant indicates that approximately 200 of the 614 homes will be "custom" homes. Currently a condition of approval requires review by both the Planning Commission and the City Council for each dwelling unit. Given the number of custom homes to be constructed and the time-consuming process that would be necessary for review by both bodies, the applicant is requesting that


- (1) design guidelines be developed specifically for the custom houses, and that these guidelines be crafted and approved by the City Council prior to approval of the first final map, and
- (2) that once the guidelines are adopted, the design of the custom homes be approved administratively.

Staff is supportive of this request.

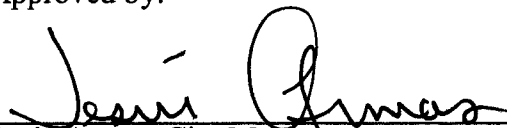
Prepared by:


Dyana Anderley, AICP
Planning Manager

Recommended by:


Sylvia Ehrenthal
Director of Community and Economic Development

Approved by:


Jesús Armas, City Manager

Exhibits: A. Conditions of Approval January 1998
 B. Amended Conditions of Approval

**BLUE ROCK COUNTRY CLUB
CONDITIONS OF APPROVAL
RELATIVE TO DESIGN
APPROVED BY CITY COUNCIL IN JANUARY 1998**

- 3.s. Exposed retaining walls shall be stone faced or utilize other decorative materials, including landscape elements, as approved by the Planning Director and shall be a maximum of 6 feet in height. If taller retaining walls are necessary because there is no practical alternative, a minimum separation of 6 feet shall be required between parallel walls and a 15-foot separation shall be required for a third wall and/or the wall shall be designed as a decorative element, such as a waterfall or be decorated with a mural or other artwork.
- 3.t. Signs: Details, including color and material samples for signs shall be provided, including project identification signs, traffic- and parking-related signs, street signs, commercial and residential signs. A project identification sign may be located at the main roadway entrance on Hayward Boulevard/Fairview Avenue and shall provide a minimum setback of 10 feet from property lines and a maximum height of 4 feet. All signs shall be of natural, or natural-appearing materials and shall not incorporate internal lighting.
- 23.q. A requirement which prohibits the residential use of landscape illumination that provides up-lighting of trees and wall washes that are visible from outside the properties within the area.
111. All retaining walls shall be made of reinforced concrete or concrete masonry block and shall exhibit an attractive design with architectural detailing on the exposed side. The design of all retaining walls, including finish and color and material samples, shall be submitted for approval to the Director of Economic and Community Development/ Planning Director prior to approval of the first final map.
177. Site Plan Review application shall be submitted for the proposed residential building designs to the Planning Commission and City Council for review and approval. Said submittal shall adhere to the City of Hayward Design Guidelines and Design and Performance Standards for single-family housing and commercial buildings and shall include the following information and additional design and performance standards:
- a. A consistent architectural design, including coordination of the building materials, colors, and architectural detailing, shall be used in each sub-neighborhood. Each sub-neighborhood shall include at least four different floor plan models and each model shall include at least three different exterior elevations;
 - b. House models shall utilize stepped or transitional front elevations wherever it is consistent with the architectural style, with alternating roof lines and forms, enhanced architectural features, featured entries and windows visible from the street, and decorative siding materials, entry doors and windows. Side and rear elevations visible from a street or public area shall also include decorative design elements. The relationship between the rooflines and walls shall be designed to avoid severe massing;

- c. Building exteriors shall utilize high quality durable materials;
- d. Each dwelling unit garage shall be equipped with a sectional (roll-up) garage door and an automatic garage door opening mechanism;
- e. Gas stub-outs shall be provided on all fireplaces in project residences.
- f. The minimum unobstructed interior dimension of garages shall be 20 feet by 20 feet, which shall be made available for parking two vehicles;
- g. The minimum length of front yard on-site driveway aprons shall be 20 feet;
- h. Front yard driveway aprons and walkways that utilize a decorative concrete surface finish, such as exposed aggregate or other quality finish, are encouraged;
- i. The maximum curb cut for a garage driveway shall be 20 feet;
- j. The maximum width of on-site driveway aprons shall be 18 feet for two-car garages;
- k. The width of garages shall not exceed 50 percent of the width of the structure frontage, in order to maintain living spaces overlooking the street. Three-car garages shall make one of the spaces a tandem space, unless otherwise allowed in the Site Plan Review process;
- l. Garage doors shall be designed in such a way to reduce their dominant appearance;
- m. Window sash shall be enameled aluminum or other approved type, and shall have the color and type tied to the architecture of the proposed dwelling units;
- n. Roofing material shall be decorative architectural concrete or clay tile or barrel shingles or slate shingles;
- o. Any building elevation, which is void of windows or door openings, shall be enhanced with architectural features;
- p. Above ground utility meters shall be located within the side yard of each of the dwelling units and shall be screened by plant material or other approved material and shall provide sufficient distance for reader access;
- q. An exterior hose bib connection shall be provided in the front and rear yards of each dwelling unit;
- r. A licensed architect shall be used to design the homes;

- s. Color renderings shall be prepared for each exterior building elevation and for selected street elevations;
- t. Dwellings on individual lots shall be sited in such a way as to preserve existing lot features, such as significant trees and rock outcroppings, to the extent feasible;
- u. On sloping lots, dwellings shall be set into the slopes to reduce the height and bulk of the structures and to avoid skirt walls that exceed 8 feet measured from the adjacent finish grade to the first floor elevation;
- v. Colors and materials for dwellings and structures shall blend with the materials, vegetation, colors, and values found in the natural setting. Bright or harshly contrasting colors for walls and trim shall be avoided. Highly reflective roof and wall materials shall be prohibited. Plans shall avoid the use of "highly reflective roof or wall materials" and "bright or harshly contrasting colors for walls and trim";
- w. Southwest facing homes, the maintenance building and the golf clubhouse elevations shall avoid large, visible wall surfaces and shall be articulated to step back building heights along the southeast elevation;
- x. Entries shall be highlighted with a covered entry, porch or veranda;
- y. Elements such as bay windows, columns, porches, window boxes, shutters, chimneys, window and door trim shall be used to highlight special areas within each elevation;
- z. Whenever possible, windows and elevated decks and patios shall be placed to minimize impacts on the privacy of adjacent residences;
- aa. Site plans shall minimize the area of new impermeable surfaces and channel runoff through the slowest route to the extent possible.
- bb. The project design shall encourage a self-policing and a safe atmosphere by use of design features in buildings, landscaping, circulation and recreational facilities; such design shall be reviewed and approved by the City's Police Department.
- cc. Those improvements, except fences, that are placed on slopes, or within 10 feet of the tops of slopes, shall be approved for construction by a registered geotechnical engineer or certified engineering geologist.
- dd. The use of solar collectors for space and water heating to reduce natural gas consumption on the site is encouraged.
- ee. The developer shall consider solar exposure and wind conditions in the orientation of buildings and consider shadow patterns when siting building on lots, and establish building setbacks that will minimize shading of adjacent buildings.

- ff. The applicant/developer shall install energy-efficient appliances (i.e., freestanding stoves, refrigerators, etc.) and install flow-restrictors on sinks and showers to conserve water.
- gg. The applicant/developer shall minimize the total amount of concrete and asphalt paving. These areas collect and re-radiate heat from the sun. Ground cover and trees, in place of paved areas, cool the air in summer and shield structures from wind, thus reducing heating requirements in the winter.
- hh. Light-colored architectural treatments on interior surfaces to reflect more light, reducing lighting requirements and increasing apparent light is encouraged. Consider using skylights to reduce or eliminate the need for lighting. For exterior lighting, use low-sodium lamps that require less energy than other types of outdoor lighting.
- ii. For the dwellings with highly visible rear elevations, particularly abutting Hayward Boulevard and the proposed school/park site and along the western perimeter of the development, the rear elevations shall be designed with sufficient wall and roof offsets to avoid large flat wall surfaces and uniform rooflines. Variations in building setbacks and rear elevations shall also be implemented to minimize, to the extent possible, the uniform and linear appearance of dwellings along the ridgeline.
- jj. Landscape plans shall also include the front and street side yard areas of each lot visible from a public street. All rear yards abutting Hayward Boulevard, Fairview Avenue, and entry/ridge road shall include a minimum of two 24"-box trees, spaced 20 feet on-center unless the City Landscape Architect determines that there are sufficient screening street trees within the adjacent road parkways. For dwellings located along Hayward Boulevard, Fairview Avenue, the proposed school/park site, and the western perimeter of the development, landscaping shall be installed in the adjacent common area and/or within the private rear yards prior to certificate of occupancy to buffer the view of the dwellings. Trees and shrubs shall have forms that blend with the surrounding native vegetation shall be emphasized.
- kk. Residential units and landscaping shall incorporate water conservation measures.
- ll. Runoff from impervious surfaces such as patios and driveways should be directed away from natural areas and waterways that could be negatively affected by overwatering and toxic substances.
- mm. To the extent possible the applicant/developer shall avoid placing structures, utilities and fences on or near the top of slopes or in the shallow subsurface of slopes. For buildings, utilities and fences that are on or near the tops of slopes or in the shallow subsurface of slopes, or within 10 feet of the tops of slopes, a registered geotechnical engineer or certified engineering geologist shall approve

the construction details. Potential measures for stabilizing structures affected by the impacts of creep could include extending foundations to below the creep zone, removal and replacement of creeping soils with non-expansive soils, or stabilization of creeping soil with lime-treatment or installation of geofabric.

- nn. Topographic separation, i.e. berms, setbacks and special grading techniques shall be utilized to reduce flooding potential from the 1285 reservoir on proposed nearby homes.
- oo. No habitable building shall be constructed within 150-feet of the P.G.&E. transmission line easement.
- pp. For homes on streets 32-feet-wide, a minimum of three on-site parking spaces shall be provided on each lot, located behind the required front and sideyard setbacks.

Addendum to Conditions of Approval
Vesting Tentative Map 5354
Precise Plan
Blue Rock Country Club

In those instances where the applicant/developer is required to construct an off-site facility but the facility is already constructed by another developer, the applicant/developer of this subdivision shall be required to pay the established pro-rata share of the construction costs.

1. The Hayward City Council approved General Plan Amendment No. 97-110-04 and Zone Change Application No. 97-210-01, with the associated Development Agreement, on January 27, 1998, as conceptually depicted on the preliminary development plan, subject to specific conditions of approval. All conditions of approval adopted as part of the Development Agreement, unless specifically amended by the City Council during a public hearing, shall remain in effect; the Blue Rock Country Club Design Guidelines, as amended, shall apply to development of the site; all mitigation measures outlined in the Supplemental Environmental Impact Report and subsequent Addendum shall apply, except and where superceded by the Mitigation and Monitoring Plan, Blue Rock Country Club Project (Corps File No. 21586S), which shall apply; and all conditions of approval indicated below required by action of the City Council on September 10, 2002, shall apply.
2. Prior to approval of the first final map the developer shall demonstrate an ability to the City that all aspects and amenities of the project, including the club house, will be completed in a timely manner and in compliance with the approved phasing plan.
3. Prior to the approval of the first Final Map and consistent with habitat mitigation plans approved by responsible agencies, the developer shall provide a detailed enhancement plan that shows the proposed locations of enhancements of natural habitats on the project site that are outside of the development footprint. The enhancement plan shall include typical layouts of these proposed elements. This will include 10 scale detailed layouts that clearly show how these natural appearing landscape elements will fit into the site. A smaller scale may be used for specified areas when approved by the Planning Director. For example, rock outcroppings will resemble natural rock outcroppings in shape, size, color of rock, surface finish, and other visual qualities as well as providing usable natural habitat for species of plants and animals that may have been displaced by construction. Enhancement of non-native and other annual grassland shall include seeding and/or planting plugs of native California grass species in proposed open space areas and on graded slopes. Enhancement of the oak forests and coastal sage scrub shall include planting of native trees and shrubs typical of those plant communities.
4. Prior to approval of the first final map, the developer shall provide a plan to show how new reservoir tanks will be painted and screened, including such measures as berms and landscaping.

5. No blasting will be approved without first obtaining a blasting permit approved by the City Fire Chief and City Engineer.
6. The Blue Rock Country Club Design Guidelines shall be reviewed and approved by the City Council prior to approval of the first final map and grading permit. The following, in addition to other stipulations, shall be considered.
 - a. A provision shall be added under "Single Family Lot Standards & Setbacks allowing for reducing side and rear yard setbacks in Village C.
 - b. A provision shall be added under "Utilities and Easements" (Section 2.1.4) requiring electrical transformers to be installed underground.
 - c. Under Section 3.2, Building Massing, Specific Guidelines, add a provision requiring that any building elevation which is void of windows or door openings shall be enhanced with architectural features.
 - d. Under 3.2, Building Massing, Specific Guidelines, require that the rear elevations of dwellings with highly visible rear elevations, particularly abutting Hayward Boulevard, Fairview Avenue, open space used by the public, the proposed school/park site, and golf course and along the western perimeter of the development, be designed with sufficient wall and roof offsets to avoid large flat wall surfaces and uniform roof lines. Variations in building setbacks and rear elevations shall also be implemented to minimize, to the extent possible, the uniform and linear appearance of dwellings along the ridgeline.
 - e. Guideline (3.4.2.b.) allowing 40 percent of the homes to have garages whose widths exceed 50 percent of the width of the front structure is eliminated, and City guidelines relative to the presence of garage doors as seen from the street apply.
 - f. A section under "Garages and Driveways" (3.4.2.f) that would allow garages in rear yards *except* on lots that front on the golf course or the rear of view lots shall be expanded so that garages shall also not be allowed in required rear yards along the periphery of the project so as to minimize visual impacts of the project as seen from off-site.
 - g. Under Section 3.4.2, Garages and Driveways, require garage to be equipped with a sectional (roll-up) garage door and an automatic garage door opening mechanism;
 - h. Under Section 3.4.2, Garages and Driveways, require driveway aprons and walkways to utilize a decorative concrete surface finish, such as exposed aggregate or other quality finish;
 - i. Under Section 3.4.3, Windows, require window sashes to be enameled aluminum or other approved type, and to have the color and type tied to the architecture of the proposed dwelling units;
 - j. Under Section 3.5, Exterior Materials & Colors, include a restriction against the use of bright or harshly contrasting colors for walls and trim.

- k. A section under "Accessory Structures" (3.6.1) allows accessory structures, which would include garden sheds, utility storage, pool cabanas, and green houses, in rear yards except where adjacent resident's views would be obstructed. This section shall be amended to also prohibit accessory structures in required rear yards along the periphery of the project, where visible to the general public, so as to minimize visual impacts of the project as seen from off-site.
- l. Under "Accessory Structures," add a requirement that addition of any structures/window protection devices intended to deflect errant golf balls be first approved by the Architectural Committee of the homeowners' association.
- m. Under the Landscape section (4.1), relating to tree preservation, the City of Hayward Tree Preservation Ordinance shall be referenced so as not to minimize the effects and consequences of removing native trees.
- n. Add a provision that on sloping lots, dwellings shall be set into the slopes to reduce the height and bulk of the structures and to avoid skirt walls that exceed 8 feet measured from the adjacent finish grade to the first floor elevation.
- 7. Prior to approval of each final map, an easement covering the fuel management zone shall be described, approved by the City Engineer, and recorded.
- 8. Any slope surface terrace drains or down drains shall be lined with natural rock and chemically color treated to match existing rock outcroppings.
- 9. Decorative pedestrian crossings shall be installed in the vicinity of the school where the pathway from Village A meets the main paseo and where access from the Village A roadway meets the main paseo in the vicinity of the roundabout.
- 10. Prior to the issuance of a building permit, a plan shall be submitted for review by the City's Solid Waste Manager for recycling of all demolition debris, excess building materials and other construction debris, to the maximum extent feasible. The applicant shall provide documentation to the satisfaction of the Solid Waste Manager that such demolition and construction debris are being recycled. Furthermore, the recycling plan shall identify building materials and related products made of recycled content to be used on the project.
- 11. Prior to issuance of a grading permit, the applicant shall update existing Phase I Environmental Assessments to incorporate entire site development.
- 12. Fiber optic communications capability will be provided to all new homes.

This vesting tentative map expires coincident with the expiration of the Development Agreement approved by the City Council in January 1998.

HAYWARD CITY COUNCIL

DRAFT

RESOLUTION NO. _____

Introduced by Council Member _____

RESOLUTION AUTHORIZING THE DEVELOPMENT OF
DESIGN GUIDELINES FOR CUSTOM HOME DEVELOPMENT
IN THE BLUE ROCK COUNTRY CLUB PROJECT

BE IT RESOLVED by the City Council of the City of Hayward that the Design Guidelines for custom homes in the Blue Rock Country Club development shall be developed and returned to the City Council for approval. Such guidelines shall provide for administrative approval of individual lot developments that are consistent with the adopted guidelines.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

DRAFT

RESOLUTION APPROVING BLUE ROCK DESIGN
GUIDELINES FOR NON-CUSTOM HOMES

BE IT RESOLVED by the City Council of the City of Hayward that the Blue Rock Country Club Design Guidelines for non-custom homes, including the Addendum to Conditions of Approval of Vesting Tentative Map 5354 and the recommended additions from the Ruby Hills Architectural Design Guidelines contained in the Staff Report, all of which are attached hereto as Exhibit "A", are hereby approved.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2002

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney